

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 4, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-15409 - APPLICANT/OWNER: MICHELLE ZAMORA

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15411) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/25/06, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a 3-Foot landscape buffer along the north perimeter line of the lot where 8-Feet are required, and to allow three trees along the west perimeter line of the parcel where five trees are required.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
13. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-15411 and all other site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a conversion of a 1,051 square foot residence to an office building and a waiver of the landscape buffer requirements on 0.16 acres at 1148 South Maryland Parkway. This request is accompanied by a Rezoning (ZON-15411) from R-1 (Single Family Residential) to P-R (Professional Office and Parking).

EXECUTIVE SUMMARY

This application is for the conversion of a 1,051 square foot residence into an office building at the corner of Maryland Parkway and Jessica Avenue, and a waiver of the landscape buffer requirements. This application is accompanied by a Rezoning request for P-R (Professional Office and Parking) zoning designation, and this type of development is well suited for that zoning district which is intended to serve as a buffer between commercial and existing residential uses. The proposed site plan and rezoning are consistent with the General Plan Land Use designation of O (Office) and the site plan provides ample parking. However, as the request is for the conversion of an existing structure and the P-R zoning allows such a conversion to be built to existing setbacks and meet commercial parking requirements, a waiver is necessary to allow a 3 Foot landscape buffer along the north property line where 8 Feet are required, and to allow 3 trees along the west property line where 4 trees are required.

BACKGROUND INFORMATION

A) Related Actions

- | | |
|----------|--|
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 09/06/99 | The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Urban Revitalization Area as described in the Plan. |
| 05/17/06 | The City Council approved a General Plan Amendment (GPA-12043) to change the land use designation of the 168 subject parcels located in Ward 3, from SC (Service Commercial) and L (Low Density Residential) to O (Office). Planning Commission and staff recommended approval . |

09/07/06 The Planning Commission recommended approval of companion item ZON-15411 concurrently with this application.

09/07/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #50/rl).

B) Pre-Application Meeting

07/05/06 At the Pre-Application Meeting, the applicant discussed the plan to convert an existing residence to a commercial office. The applicant was informed that this request requires a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking). The P-R zoning is designed to allow for the conversion of single family homes to office uses while maintaining the residential character. The applicant was also informed that this type of development requires one parking space per 300 Square-Feet, and that this application will require a Site Development Plan Review for the conversion of a single family residence to an office and a landscape buffer waiver.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.16
Net Acres: 0.149

B) Existing Land Use

Subject Property: Single Family Residential
North: Office and Single Family Residential
South: Service Commercial
East: Park
West: Single Family Residential

C) Planned Land Use

Subject Property: O (Office)
North: O (Office) and L (Low Density Residential)
South: SC (Service Commercial)
East: PR-OS (Parks/Recreation/Open Space)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential)
North: O (Office) and R-1 (Single Family Residential)
South: C-D (Designed Commercial)
East: C-V (Civic)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The subject property is located in the Southeast Sector of the General Plan and has an O (Office) land use designation. The proposed use is in compliance with the land use designations.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

INTERAGENCY ISSUES

No Interagency Issues apply.

PROJECT DESCRIPTION

This application is for the conversion of a 1,051 square foot residence into an office building at the corner of Maryland Parkway and Jessica Avenue, and a waiver of the landscape buffer requirements. This application is accompanied by a Rezoning request for P-R (Professional Office and Parking) zoning designation, and this type of development is well suited for that zoning district which is intended to serve as a buffer between commercial and existing residential uses. The proposed site plan and rezoning are consistent with the General Plan Land Use designation of O (Office) and the site plan provides ample parking. However, as the request is for the conversion of an existing structure and the P-R zoning allows such a conversion to be built to existing setbacks and meet commercial parking requirements, a waiver is necessary to allow a 3 Foot landscape buffer along the north property line where 8 Feet are required, and to allow 3 trees along the west property line where 4 trees are required. The applicant will remove a 20-Foot by 11-Foot extension depicted in the elevations but not in the floor plans.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Width	60 Feet	46.79 Feet	N
Min. Setbacks			
• Front	Existing	18Feet	Y
• Side	Existing	5 Feet	Y
• Corner	Existing	23 Feet	Y
• Rear	Existing	41.5 Feet	Y
Max. Lot Coverage	30 %	15.5%	Y

A development in the P-R District which is a conversion from an existing residential structure may maintain the existing setbacks.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Proximity slope. A one story building of no more than 15 Feet may be built to the setback line of the applicable zoning district. . In the requested P-R Zone, the existing 5-Foot setback is sufficient.
- b) Building setback. In the requested P-R Zone, a minimum 5-Foot setback is required for a side yard. The existing building is set back 5-Feet.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office	1,051 SF.	1/300 GFA	3	1	4	1

The proposed site plan identifies five parking spaces including one Handicapped Van Accessible space and complies with the Parking Standards pursuant to Title 19.10.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees			
Maryland Parkway Frontage	1 Tree/20 Linear Feet	5	6
Jessica Avenue Frontage	1 Tree/20 Linear Feet	1	3
Side Yard (West)	1 Tree/20 Linear Feet	4	3
Rear Yard (North)	1 Tree/30 Linear Feet	2	3
Total		12	12
• Min. Zone Width	5 Feet		3 Feet
• Wall height	6 Feet (Existing)		

A landscape waiver is required as the landscape buffer along the north property line is only 3-Feet where 8-Feet are required, and on the west property line along which 3 trees are provided where 5 are required.

A5) Sign Standards

Insufficient information was provided that would have facilitated the evaluation of proposed signage according to the Sign Standards of Title 19.14. A subsequent review of on-premises signage will be required upon the submittal of permits.

B) General Analysis and Discussion

- Zoning

The P-R (Professional Office and Parking) Zoning proposed in the accompanying Rezoning (ZON-15411) is compatible with the General Plan Land Use Designation of O (Office). The 1,051 square foot office conversion proposed in this site plan is appropriate for this zoning district.

- Site Plan

The applicant is proposing to convert an existing 1,051 square foot residence into a 1,051 square foot professional office building. Access to the property is provided from Maryland Parkway, a 100-Foot Arterial Street. Five parking spaces are being provided where four are required. The applicant is requesting waivers as a part of this project, including landscape buffer requirements. The applicant will remove a 20-Foot by 11-Foot extension depicted in the elevations but not in the floor plans.

- **Waivers**

A landscape waiver is required as the landscape buffer along the north property line is only 3 Feet where 8 Feet are required, and on the west property line along which 3 trees are provided where 5 are required.

- **Landscape Plan**

A landscape waiver is required as the landscape buffer along the north property line is only 3-Feet where 8-Feet are required, and on the west property line along which 3 trees are provided where 5 are required.

- **Elevation**

The elevation photographs depict an existing tan-colored building with a tar-shingled roof and white-bordered windows. Dark brown shutters are shown around windows and doors on the east and south facing sides of the building. An air conditioning unit, a metal chimney and an aerial antenna are on the central portion of the roof. The applicant will remove a 20-Foot by 11-Foot extension depicted in the elevations but not in the floor plans.

- **Floor Plan**

The floor plan is typical for the proposed office building, and will require minimal changes to the existing structure. The applicant will remove a 20-Foot by 11-Foot extension depicted in the elevations but not in the floor plans.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. “The proposed development is compatible with adjacent development and development in the area;”**

The proposed development does not intend to change the exterior of the building. The landscaping and parking arrangement will be altered. The proposed conversion of a residence to an office building is compatible with adjacent development. The buildings to the north and south have already completed the same changes. A General Plan Amendment approved by City Council on 05/17/06 changed the land use designation from L (Low Density Residential) to O (Office). This is a vacant residential structure and the adjacent properties have been previously converted to commercial use.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development does not meet the perimeter landscape buffer requirements. The applicant has requested a waiver to mitigate these deviations from the standards. The north perimeter buffer is depicted as 3-Foot wide where 8-Foot are required, and the 5-Foot setback on the west side of the property, adjacent to existing residential, contains a 45-Foot length of existing concrete walkway. As such, the proposal seeks a waiver allowing the 3-Foot buffer to the north, and a waiver to allow 3 trees along the west perimeter where 5 trees would otherwise be required, one every 20-Foot. Compliance with all other aspects of the General Plan and Title 19 are depicted and required.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

Site access is provided from Maryland Parkway. The site and adjacent facilities will not generate a large amount of traffic and will have a minimal impact on adjacent roadways and the neighborhood. Due to the location of the property to the immediate west of Circle Park, the property can be accessed only via the southbound lanes of Maryland Parkway. Vehicles will be permitted to make only a right hand turn into and out of the parking lot.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

Building and landscape materials are appropriate for the area and the City of Las Vegas.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

Elevations and design characteristics are not unsightly and are harmonious and compatible with development in the vicinity.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The site will be subject to inspections and state licensing requirements and will not endanger the public health or compromise the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 293 by Planning Dept

APPROVALS 0

PROTESTS 0